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Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

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December 17, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
OLIVE VIEW-UCLA MEDICAL CENTER
AWARD EXECUTIVE CAMPUS PLANNER SERVICES AGREEMENT
(FIFTH DISTRICT)
(3 VOTES)**

SUBJECT

Approval of the recommended action will award and authorize execution of an agreement to develop a comprehensive and strategic campus plan for redevelopment of the Olive View-UCLA Medical Center campus.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommended action is exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed activities.
2. Award and authorize the Director of Public Works, or her designee, to execute an agreement with SmithGroupJJR to provide executive campus planner services for the Olive View-UCLA Medical Center campus plan for \$2,980,672, which will be funded through the Project and Facility Development Budget.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will find the proposed action exempt under the California Environmental Quality Act (CEQA) and allow the County of Los Angeles to develop a comprehensive and strategic campus plan that will guide the redevelopment of the Olive View-UCLA Medical Center (OVMC) campus to more efficiently, provide essential health care services, and meet the needs of

the surrounding communities.

In March 2012, the Chief Executive Office (CEO) and the Department of Public Works (Public Works) engaged AMEC Environmental and Infrastructure, Inc., to perform geotechnical studies on the OVMC campus to determine buildable areas within the campus, which are limited because of the campus' proximity to seismic faults and potential risks related to seismic events. The geotechnical study was completed in late March 2013, and results of this study will be used by the master planning consultant in development of the campus plan.

The recommended executive campus planner, SmithGroupJJR, will collaborate under the direction of the CEO to develop the proposed campus plan for the Board's consideration in the future. The campus plan will provide guidelines as follows:

Future land uses, including County and other purposes approved by the Board;

The integration of sustainable design technologies into building and overall site plans that will extend the useful life of the proposed facilities and site itself;

Site designs that complement and/or enhance the aesthetics of the campus and adjacent communities while minimizing environmental impacts; and

Linkages that will stimulate and complement economic opportunities in the region.

The OVMC campus plan will also provide technical and procedural guidelines that will streamline the environmental documentation and findings for any future proposed project that will be required under CEQA.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by improving the public healthcare infrastructure and providing high standards of healthcare to the residents of the County.

FISCAL IMPACT/FINANCING

The agreement recommended for development of the campus plan for the OVMC campus in the amount of \$2,980,672 includes \$2,659,702 for consultant services, \$50,000 for consultant reimbursables, and a \$270,970 contingency fund. Sufficient funds are available in the Project and Facility Development Budget for approval of this agreement.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard consultant services contract, in a form previously approved by County Counsel, will be used. The contract will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015);

Contractor Responsibility and Debarment, Los Angeles County Code Chapter 2.202; and the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination or renegotiation.

ENVIRONMENTAL DOCUMENTATION

The recommended action is exempt from CEQA. It is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project pursuant to Sections 15378(b) of the CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect changes to the environment.

Further, the execution of an Executive Campus Planner Services Agreement for development of a proposed campus plan for the OVMC is statutorily exempt under Section 15262 of the CEQA Guidelines since it involves only a feasibility or planning study for possible future action, which the Board has not yet approved, adopted, or funded and does not involve the adoption of a plan that will have a legally binding effect on later activities.

We will return to the Board with appropriate environmental documentation for consideration when a proposed master plan is recommended for consideration.

CONTRACTING PROCESS

On April 4, 2013, Public Works issued a Request for Proposals (RFP) for the OVMC executive campus planner services. The RFP was advertised on the County's "Doing Business with Us" and Public Works' "Contract Opportunities" websites. Sixty firms downloaded the RFP. On May 2, 2013, ten firms submitted proposals. The proposals were evaluated by a panel comprised of members from the Department of Health Services, Public Works, and the CEO based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Three firms were shortlisted and requested to interview. SmithGroupJJR was determined to be the best qualified firm to perform these services.

SmithGroupJJR agreed to perform the work plan services for a \$2,980,672 not-to-exceed fee for the OVMC campus plan. The fees have been reviewed and are considered reasonable for the scope of work.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; Department of Health Services; and the Department of Public Works, Project Management I.

The Honorable Board of Supervisors

12/17/2013

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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:TH:zu

c: Executive Office, Board of Supervisors
County Counsel
Health Services
Public Works